

DISTRICT VI ADVISORY BOARD
Minutes

Monday
August 6, 2001
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland

Members Present

Bickley Foster
John Van Walleghen
Bob Wine
Bob Schreck
David Pendergraft
Rosalie Bradley
Doratheia Sloan
John Cohoon
Veronica Casados
Linda Matney

Members Absent

Wintilio Ortiz

Guests

listed at end

Council Member Sharon Fearey called the meeting to order at 7:00p.m. Sloan then welcomed guests. DAB members were then asked to introduce him or herself and the area they represented.

After introductions were complete, **Council Member Sharon Fearey** asked to approve modifies or amends to the agenda presented. **Member Bob Schrek** asked to add the Music Theater/Century II issue to the agenda. **Member David Pendergraft** noted there was a Friend of Linwood Park in the audience who wished to address the Board. *The agenda was approved with changes. (Schreck /Sloan 9-0)*

Council Member Sharon Fearey asked to approve modifies or amends to the July 2 and July 18 minutes presented. **Member Bickley Foster** noted page 3, paragraph 1, of the July 18, 2001 minutes should be rephrased to say the City "picks up 200 signs every Monday". *The minutes were approved pending updates. (Schrek/Sloan 10-0)*

PUBLIC AGENDA

The Public Agenda contains requests from members of the public who desire to present matters to the Board. All items will be allowed five (5) minutes of presentation time to clarify the issue, provide background information, and identify the requested action. Printed materials are encouraged.

- 1) **Wendell Turner**, North Chisholm Creek President, spoke on the lack of Environmental Health inspectors in District VI. The inspector for the area was moved to the Hilltop, Plainview, and Orchard Park areas as a result of CDBG grant money. When an inspector was finally hired, she didn't answer a single complaint the neighborhood turned in. After a few months he called to get some help and was told she was gone. Problems persisted and a standard answer he got when he called for assistance was "we don't have enough help". **Turner** noted the area left without an inspector is a revitalization area. He offered a solution: he recommended the Department of Health be disbanded and absorbed by the Office of Central Inspection. OCI already has inspectors in the field. **Officer John Ryan**

noted he has been working with the Health Department and they are understaffed. He alone turns in about 25 cases a week. He also noted Community Police are working on the prostitution problem on Broadway. **Council Member Fearey** thanked Mr. Turner for his comments.

- 2) **Nancy Moyer**, Friend of Linwood Park, spoke on the possibility of building a new school in North Linwood Park. She explained the history of the park from 1888 to the present. She noted the possibility of losing trees of note as well as acreage due to the possibility of a school being built on the land. **Moyer** requested support of a petition she brought opposing the building of a school on the property. There will be a meeting Thursday, August 8, 2001 at the North Linwood Shelter. **Council Member Fearey** thanked **Ms. Moyer** for her presentation.

PLANNING

- 3) **ZON2001-00045**- Addition to the "OT" Old Town Overlay District to permit multi-family residential development. South of 3rd Street and East of Mead Street (355 N. Rock Island).

The DAB Members were provided the public notice and MAPD staff comments for review.

The owner stated: 1) they are redeveloping great historic property from a warehouse to residential to help keep the downtown redevelopment momentum going; 2) he is spending \$5-6 million on the project; 3) the new Theater will be directly west of the property; 4) enough parking space for cars belonging to tenants plus there will be parking on the lot next door; and 5) he is also asking for support of the Board for tax credits to provide equity.

The DAB Members expressed the following concerns: 1) how will they handle parking as Old Town grows? *There will be parking for residents and a rot iron fence will be put up to keep non-residents from parking on the property;* 2) What is the market or tenant profile? *Low to moderate income people will make up 50% of the tenants with the other 50% being people who want to live in Old Town;* 3) what are the costs? *\$345-525 for the low-income tenants and \$720-875 for the market rate;* 4) Are you developing other housing in Wichita? *No, but others in Kansas and 3 other outlying states;* 5) what will the design be like? *The exterior will remain the same except windows will be replaced to look like the original, 1910 windows. There will be a concrete ramp on the West side of the building leading to the underground parking. The interior will have a leasing office, exercise room, lobby, and the apartments;* 6) Will the tax credits be the deciding factor as to whether this project proceeds? *Yes;* 7) How long will housing be available for low-income occupants? *30 years;* 8) Will it be handicapped accessible? *Yes;* and 9) How soon will construction start if this passes? *It could start as early as February or March with a possible completion date of November.*

There were no comments from the public.

Action taken: **The DAB members voted (Foster/Wine 10-0) in Approval of both the apartment construction and tax credits.**

4) **Public Works – Paving for the alley from Murdock to 8th Street between Market and Broadway.**

The DAB Members were provided the information.

Deb Ary, City Engineer, presented the information about the project with **Wayne Issac**, Consultant with Interfaith Ministries. 81% of the market area has signed on to pay for the improvement district. The only residents who haven't signed off are ones who are out of town and could not be contacted. They are putting parking in the back and on the side of a new property for aesthetic purposes, as it will be the main entrance and exit.

Action taken: **The DAB members voted (Matney/Sloan 10-0) in Approval of the paving project.**

BOARD AGENDA

5) **Proposed Budget in Brief**

Jay Newton, Senior Budget Analyst presented the budget in brief to the DAB. DAB members questions are listed with answers in italics:

Landfills are required to set up a sinking fund to pay for itself when it closes. Was this not done for Brooks?

There should be \$32.2 million by the end of 2002 for the sinking fund. Brooks was grandfathered from that law since it was built without a liner, as liners were not required at that time.

How much money is available for sidewalks?

\$50,000 this year.

When is the budget distributed and can it be done earlier so that the DABs can have more input?

Council Member Fearey noted the current system is by ordinance.

Do other groups give input for the budget?

Departmentally they do, but no other citizen groups.

Are the golf courses self-supporting?

Yes, they actually create revenue for other funds. There is no fund overview just for golf courses in the budget in brief but that can be accessed at www.wichitagov.org.

When will Sherwood Glen be addressed in the CIP?

We used GO bonds to finance Cowskin Creek with the County (50/50). The design should be completed in 2005 for the \$5 million pump station.

With the entire annexing going on, do the new residents affect Fire/Police departments?

There is a study being done by Wichita State University to see what affects the new land has on response times, number of officers/fireman, etc.

Why has Health only gone up 2/10 of 1%?

Health is separating. Grant funded and Personal Health is being taken over by the County. Some Health inspectors have been pulled out of the City into the County for inspections.

Transit stays the same but the City has grown 27%?

Transit was capped in 1997 at 2 mils property tax. The information in the budget in brief just shows the General Fund. There are other sources of revenue for Transit. They do cover the same amount of miles with this budget as they are currently covering.

Water and Sewer show revenue of \$62 million but expenditures of \$64 million. How are we making up the \$2 million?

There is money in a contingency account. The City picked up Four-Mile Creek's operating system.

Interest Rates are going down. Why?

The City is expending cash from the Debt Services account. A contingency for the landfill is being treated as expenditure.

Why is revenue from Fines dropping even though they tripled?

The State tripled their fines. The City did not. There is also a lawsuit pending. There is currently no motivation for people to pay their fines.

Are the DABs getting \$25,000 each?

Yes, to be spent in the community.

What about the new Fire Station on north Meridian?

Construction should begin next year.

Member Foster thanked **Newton** for his outstanding knowledge of the budget and for coming out to present it to the DAB. **Council Member Fearey** also thanked him for his presentation.

Action taken: Receive and file.

6) **Discussion of Mural in Evergreen Recreation Center**

The DAB discussed the origin of the mural, what options there were to replace it, or whether to rehabilitate the mural. Area youths originally painted the mural.

Concerns mentioned included:

- Cost to repair
- Functionality
- How it affects presentations

Action taken: Members voted 9-1 (Schrek/Matney) to rehabilitate the mural and put up a plaque explaining its history

7) **Problem Properties**

Topeka and Pine – tall grass
Second house from 32nd and Hood – cars/junk in front yard
Cars Etc. – parking cars on grass and junked cars in back; do they have a license to operate? Do they have to landscape?
Richmond – commercial vehicles parked on streets
21st street- request no parking sign by Subway
Smith Custom Builders – haven't mowed all year
9th and West – 21 vehicles there though only zoned for 3
1137 N. Mosely – illegal dumping (Larry Mengis 263-5506)
NW corner of St. Francis and 13th
Jot em' Down - trash on North side of building
1346 N. Emporia – porch junk
1316 N. Topeka – (not sure about house number) 1st house north and northeast corner of 12th and Topeka; porch junk and working on truck in driveway

Action taken: Receive and follow up with appropriate departments.

8) **Updates on Previous Issues**

- A. Day Reporting Center – passed by City Council 5-2. They still have to get a conditional use permit. If there is a formal protest, it will go back to the City Council.
- B. Water Distribution Maintenance Facility Relocation/relocate from Cowtown to three locations, including the east and west Public Works satellite facilities, as well as in the area planned for a future consolidated City Maintenance campus – get more information for next meeting. The Council started design so it can move ahead.
- C. C & D Ritchie Landfill/report from July 30th meeting – the committee voted 6-1 against the proposal. Emailed concerned about who will monitor. There are questions about wetland laws. They are reapplying as being next to a non-navigable river
- D. North Riverside Pedestrian Bike Path – was the only site in Wichita and one of four in the state to receive T-21 Federal funds.
- E. Century II – the Council hasn't heard anything officially yet

Action taken: Receive and File

9) **Neighborhood Reports**

Member Sloan – asked who to call at night with Community Police requests? **Member Cahoon** said the Community Police are working on internal communication issues. There is a new QuikShop going in. Is there any chance to put in a turn lane? **Council Member Fearey** said there was nothing proposed yet.

Member Bradley – got a call from Community Police officer. He was very interested in her concerns and looking forward to working with her. Several other Board members cited similar phone calls and interaction.

ANNOUNCEMENTS

- National Night Out is Tuesday August 7, 2001. **Council Member Fearey** noted District VI has the most participants of any district.
- Reviewed Habitat for Humanity Flyer
- Wednesday, September 5th DAB meeting topics
 - Library information/Arts and Crafts Building: Cindy Harris will address the board
 - River corridor plan
 - SER and 33rd and Arkansas
- Sept 11, 2001 – Riverside Citizens Association will be hosting a meeting on the Riverside Park Plan, Gloria Dei Lutheran Church, 1101 W. River Blvd. 7:00 p.m.
- Sept 19th DAB meeting will hold a Public Forum. Please invite all to come and ask questions of City Staff pertaining to Water and Sewer, Planning, Public Works, and more.
- Sept 13, 2001 – President's Council meeting at City Hall Board Room, 7:00 p.m.

With no further business to discuss, the meeting adjourned at 9:22 p.m.

Respectfully Submitted,

Aaron Hamilton
District IV Neighborhood Assistant

Guests

Nancy Moyer	1131 S. Ellis, 67211
Merl and Bonnie Hollis	2307 N. McLean Blvd., 67204
Jerry Prichard	1607 N. Clarence, 67203
Wendell Turner	2633 Fairview, 67204
Wayne Isaac	2433 W. Benjamin, 67204
Garrison Hassenflu	7301 Mission Rd, St. 212, Prarie Village, KS 66208
Ken Thomas	2300 N. Broadway